

City of Fort Lauderdale Planning and Zoning Board**STAFF REPORT****Case 147-R-04****April 20, 2005**

Applicant	The Tides at Bridgeside Square (Paradisio @ Bridges, LLC)	
Request	Parking Reduction	
Location	3020 NE 32 nd Avenue	
Legal Description	Acreage in 12-49-42	
Property Size	237,489 sq. ft. / 5.452 acres	
Zoning	CB (Community Business)	
Existing Land Use	Mixed Use (Residential and commercial)	
Future Land Use Designation	Commercial	
Comprehensive Plan Consistency	Consistent	
Other Required Approvals	None	
Applicable ULDR Sections	47-20.2 Parking and Loading Zone Requirements 47-20.3 Parking Reductions	
	Required	Provided
Parking	1,037	1,117 (80 space surplus)
Notification Requirements	Sign Notice	
Action Required	Approve, Approve with Conditions, or Deny	
Project Planner Authorized By Approved By	Name and Title	Initials
	Michael B. Ciesielski, Planner II	
	Gregory Brewton, Deputy Director of Planning and Zoning	
	Marc LaFerrier, AICP, Director of Planning and Zoning	

Request:

The applicant is seeking a parking reduction of 110 spaces, pursuant to ULDR Sec. 47-20.3, Parking Reductions.

Property/Project Description:

The Tides at Bridgeside Square ("Tides") is an existing 15 story mixed-use development located one block south of East Oakland Park Blvd. and one block east of the Intracoastal Waterway. The Tides consists of approximately 42,000 square feet of retail and general office space on floors 1-3 and 246 condominium units on floors 4-15. With this application, the applicant seeks to change the use of approximately 5,200 square feet of ground floor area from retail to restaurant use. The applicant also proposes to change approximately 29,484 square feet of second and third floor retail space to medical office space.

Both restaurant and medical office use are considered to be more intensive uses than retail and, per Section 47-20.2, require more parking than retail. Restaurants less than or equal to 4,000

square feet in area require 1 parking space per 100 feet of gross floor area. The parking requirement for medical offices is 1 parking space for every 150 feet of gross floor area. The parking requirement for retail is only 1 parking space for every 250 square feet of gross floor area. The residential units remain unchanged.

The applicant proposes to change the ground floor retail uses to accommodate two restaurants (4000 square feet and 1200 square feet in area). This 5,200 square foot area would require 52 parking spaces in an area that currently only requires 21 spaces for its retail uses. With the proposed change of use to medical offices on the second and third floors, the applicant requests to change 29,484 square feet of currently designated retail uses. This 29,484 square foot area would require 197 spaces for medical use. Currently, the retail uses only require 118 parking spaces according to current Code. Hence, the calculations for the total reduction would be $52 - 21 = 31$ and $197 - 118 = 79$. $31 + 79 = 110$.

The applicant has provided a parking study, prepared by Carter Burgess, Inc., which is included in the plans package.

A narrative outlining how the proposal meets the Adequacy Requirements of Section 47-25.2 is attached as **Exhibit 1**.

A narrative which opines how this request meets the parking reduction criteria found in Sec. 47-20.3.A.5.a., c., d., and h., is attached as **Exhibit 2**. This narrative asserts that the requested reduction meets

- the adequacy requirements,
- that an adjacent public parking garage currently exists whose spaces may be used for the applicant's parking without need for public parking,
- that there are 2 or more different users parking at different hours, and
- that reducing the required parking will not adversely impact the character and integrity of surrounding properties.

Staff Determination:

The City's traffic consultant Jose L. Rodriguez, P.E., of Keith & Schnars, P.A. has reviewed the traffic study prepared by Carter Burgess, Inc. and is in agreement with Carter Burgess's conclusion that the existing facility has sufficient capacity to enable granting the requested 110 additional parking space reduction (from 277 spaces to 167 spaces) for the proposed changes-of-use. A copy of the City's Traffic Consultant's report is included as **Exhibit 3**. The City's Engineering Department agrees with the recommendation.

The request for a parking reduction and change-of-uses were reviewed by the Development Review Committee at its March 8, 2005 meeting. All comments have been addressed.

Status of Parking Reductions/Agreements in Area:

At its October 15, 1997, the Planning & Zoning Board unanimously approved a 145 space reduction for the Tides development. A copy of the October 15, 1997 minutes is attached as

Exhibit 4. Together with the reduced parking requirements for the Galt Ocean Mile Area (see Sec. 47-20.5.D.2.), the total reduction in parking via P&Z approval was 167 spaces.

The Tides has an access and parking easement agreement with Shooters Restaurant, which is located immediately across the street from the Tides. This Agreement grants Shooters 33 parking spaces within the Tides garage for valet parking for customers of Shooters. A copy of this Agreement is included as **Exhibit 5**.

The City has a joint partnership parking agreement with the owners of the Tides. The City operates the first 3 floors. Those floors are used for general public parking, permit parking, and valet parking for Shooters. According to the Director of Parking and Fleet Services, the parking garage is significantly underutilized and does not perceive that this parking reduction request will cause any problems for the City at this time. Furthermore, the proposed changes-in-use is expected to generate more parking revenue for both the City and the owners of the Tides.

Planning and Zoning

Board Review Options:

- If the Planning and Zoning Board determines that the application meets the criteria for parking reductions, the Board shall approve the request subject to ULDR Sec. 47-20.3.A.5.
- If the Planning and Zoning Board determines that the proposed request does not meet the standards and requirements of the ULDR for parking reductions the Board shall deny the application and procedures for appeal to the City Commission as provided in Sec. 47-26B Appeals, shall apply.

Approval Conditions:

1. A Parking Reduction Order must be executed and recorded in the public records of Broward County at the applicant's expense.